

PREPARED BY AND ~~RETURN TO:~~
Gilder, Howell & Associates, P.A.
230 Goodman Road
Building 2, Suite 100
Southaven, MS 38671

Indexing Instructions: Lot 35, Fountain Gate Subdivision
De Soto County, Mississippi

RETURN TO:
Covenant Escrow Services
9056 Stone Walk Place
Germantown, TN 38138

901-759-0409

9/19/06 9:29:45
BK 539 PG 590
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

STATE OF MISSISSIPPI
COUNTY OF DE SOTO

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, K&G Construction Company, LLC does hereby sell, convey and warrant unto Scott L. Waggoner, and wife,, and Jacqueline A. Waggoner, as tenants by the entirety, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns, a certain lot or parcel of land lying and being situated in De Soto County, Mississippi, more particularly described as follows, to-wit:

All that certain lot or parcel of land situate in the **County of De Soto**, State of Mississippi, and being more particularly described as follows:

Lot 35, Fountain Gate Subdivision, located in Section 9, Township 3 South, Range 7 West, Desoto County, Mississippi, as recorded in Plat Book 79, Pages 33-38, in the office of the Chancery Clerk of DeSoto County, Mississippi.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantor any amount overpaid by it.

THIS conveyance is subject to any and all protective covenants, building restrictions, rights of way, easements, mineral reservations, unrecorded servitudes and conveyances applicable to the above described property.

WITNESS ITS SIGNATURE, on this 8th day of September, 2006.

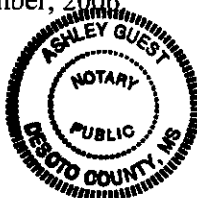
K&G CONSTRUCTION COMPANY, LLC

By: *Richard W. Gehrett* (SEAL)
Richard W. Gehrett, President

STATE OF MISSISSIPPI
COUNTY OF DE SOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, the within named K&G Construction Company, LLC who acknowledged to me that he signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as his own free act and will having been duly authorized to do so.

*Richard W. Gehrett, who acknowledged that he is President of
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 8th day of
September, 2006



Notary Public State of Mississippi
At Large
My Commission Expires
March 16, 2007
Bonded Thru
Western Surety Co.

Ashley Guest
Notary Public
My Commission Expires: 3-16-07

GRANTOR:
K&G Construction Company, LLC
PO Box 1190
Olive Branch, MS 38654
Home: n/a
Work Phone: 901-569-2693

GRANTEES
Scott L. Waggoner and Jacqueline A. Waggoner
2773 Fountain Gate Drive South
Hernando, MS 38632
Home Phone: 928-607-8379
Work Phone: N/A

Property Address: 2773 Fountain Gate Dr. S.
Hernando, MS 38632

New Owners: Scott & Jacqueline
Waggoner

Parcel #: 3072-0901.0-00035.00

06-0043a